

GUNNISON COUNTY PLANNING COMMISSION
PRELIMINARY AGENDA: Friday, December 6, 2013

- 8:45 a.m.**
- **Call to order; determine quorum**
 - **Approval of Minutes**
 - **Unscheduled citizens:** A brief period in which the public is invited to make general comments or ask questions of the Commission or Planning Staff about items which are not scheduled on the day's agenda.
- 9:00 a.m.** **Pilgrim Communications/KVLE-FM, LUC #13-00023** public hearing/work session/possible action, request for the replacement of existing telecommunications tower, located at 1445 Highway 135, 1.2 –acres, in the NW/4SW/4 Section 25, T50N, R1W, N.M.P.M, approximately 1.5 miles north of the City of Gunnison, west of Highway 135
- 9:30 a.m.** **Gunnison/Crested Butte Industrial Special Area** work session/no action, proposed Special Area to designate geographic areas in which land development and land use is identified as being appropriate for industrial uses; on lands generally located adjacent to the Signal Peak Industrial Park, east of Gunnison and the Riverland Industrial Park, south of Crested Butte
- 10:00 a.m.** **Scarp Ridge LLC, LUC #13-00005** work session/possible action – recommendation to Board of County Commissioners on the Sketch Plan application. The applicant is requesting approval for a master plan for the Scarp Ridge LLC (aka Irwin) property to include use of the existing lodge for weddings and events and as a conference center; six new single-family residences on adjoining mining claims; one storage structure, one elevated overlook structure, two alpine huts; expansion of the existing maintenance barn; the addition of a roof deck to the existing parking barn; outdoor pavilion that would seat approximately 170 people; new mountain bike trails; zipline; kids' village to include playground equipment; reroute of the existing Scarp Ridge trail. The proposed structures and facilities will comprise a year-round commercial resort.

The property is located 12 miles west of the Town of Crested Butte, accessed from Kebler Pass Road (CR 12), Lake Irwin Campground Road (FSR 826), Green Lake Road (FSR 826.1E) and Irwin Lodge Road (FSR 826.1C). The parcel is legally described as the following 19 lode mining claims, all in the Ruby Mining District: Aumego, U.S. Survey No. 2703; Capitol U.S. Survey No. 3466; Clara U.S. Survey No. 2801; Fourth of July U.S. Survey No. 3467; Zumo U.S. Survey No. 2702; Crystal, U.S. Survey No. 1156; Diquita, U.S. Survey No. 2786; Double Dyke U.S. Survey No. 5511; Lead Chief U.S. Survey No. 2731; Legal U.S. Survey No. 4149; Silver Hill U.S. Survey No. 2813; Justice U.S. Survey No. 2867; Pickwick, U.S. Survey No. 2814; Tacoma U.S. Survey No. 2701; Lottie S U.S. Survey No. 5322; US Treasury, U.S. Survey No. 5322; Lower Chloride, U.S. Survey No. 17240A; Little Minnie, U.S. Survey No. 4421; Staten Island, U.S. Survey No. 3716.

- End of Meeting**
- Report of actions taken by BOCC.
 - A brief period in which Commission debriefs on the day's processes, etc. No discussion or action on any specific Land Use Change Permit applications will take place at this time.

Adjourn

**GUNNISON COUNTY PLANNING COMMISSION
REGULAR MEETING
December 6, 2013

The Gunnison County Planning Commission conducted a regular meeting, in the Commissioners' Meeting Room in the Blackstocks Government Center, Planning Commission meeting room. **Present were:**

Chairman- Kent Fulton	Director of Community Development- Russ Forrest
Vice-Chairman- Jeremy Rubingh	Assistant Director of Community Development- Neal Starkebaum
Commissioner- Warren Wilcox	Community Development Planner-Cathie Pagano
Commissioner-Susan Eskew	
Commissioner- A.J. Cattles	
Alternate Commissioner- Tom Venard	

Others present as listed in text

With a quorum present Chairman Kent Fulton opened the regular meeting of the Planning Commission.

Moved by Jeremy Rubingh seconded by Kent Fulton to approve Planning Commission minutes dated November 15, 2013 as amended. The motion passed unanimously.

Pilgrim Communications/KVLE-FM, LUC #13-00023: The Gunnison County Planning Commission conducted a public hearing and work session. They reviewed the request for the replacement of existing telecommunications tower, located at 1445 Highway 135, 1.2 –acres, in the NW/4SW/4 Section 25, T50N, R1W, N.M.P.M, approximately 1.5 miles north of the City of Gunnison, west of Highway 135.

With a quorum present Chairman Kent Fulton asked Vice-Chair Rubingh to conduct the public hearing because Rubingh conducted the last meeting.

Starkebaum confirmed adequate public notice: Notice published in Crested Butte News and Gunnison Country Times, and the applicants submitted the Proof of Posting and certified mailing receipts.

Applicant Mr. Cryter described the proposal. He explained the new tower will be located approximately 10 feet from the existing tower and will be completely on the Pilgrim property. He believes they've met all the setback requirements. He said the purpose of the project is to upgrade the tower to allow for more equipment to be located on the tower. He said GOGO approached them and wanted to utilize the tower which necessitated the construction of a new tower. GOGO provides internet and cellular service to airlines. The difference between the two towers is the new tower has a 36" base and the old tower has an 18" base.

Starkebaum asked if the applicant had received response from the FAA regarding the lighting on the tower. Cryter responded he had not heard from the FAA. He has also not received a response from the FAA on the requirements for painting the tower.

Fulton confirmed all the guy wires will be on the subject property.

Harv Rees was present and requested the tower be skirted and detuned and breakup insulators be placed every 50 feet in the guy wires because the tower is within a half mile of an A.M. site. Cryter said it will not have breakup insulators according to their engineer and that they are required to detune the tower to FCC rules and regulations. Rees said without the insulators the tower will not detune.

Starkebaum stated the detune requirement is an FCC requirement and the County has no control over the issue.

Fulton closed the public hearing.

The work session was opened and the draft decision of approval was reviewed.

MOVED BY: Fulton seconded by Cattles to approve LUC-13-00023 Pilgrim Communications/ KVLE –FM application. The motion passed unanimously.

PROJECT DESCRIPTION:

Ron Crider, Pilgrim Communications, represented by Marty Grantham, has submitted a land use change permit application for the replacement of the existing 200' telecommunications tower on the property that would include construction of the following improvements:

- A new 198' steel triangular lattice telecommunication tower, with concrete base deadman anchor points and tensioned guyed wires, in essentially the same location as the existing tower.
- Replace existing equipment shed with new 12' x 14' equipment building.

Additional antennas may be located on the tower in the future.

IMPACT CLASSIFICATION: This request is classified as a Minor Impact, pursuant to *Section 6-102: N. Freestanding Wireless Telecommunication Structures* of the Gunnison County *Land Use Resolution*. Construction and siting of a freestanding structure, building, pole, tower or antenna that provides wireless telecommunications services requires compliance with *Section 9-505: Freestanding Wireless Telecommunication Structures*.

LOCATION:

The site is located at 1445 Highway 135, 1.2–acres, in the NW/4SW/4 Section 25, T50N, R1W, N.M.P.M, which is approximately 1.5 miles north of the City of Gunnison, west of Highway 135.

SURROUNDING LAND USES:

Residential

BACKGROUND: The Board of County Commissioners approved LUC#1978-70, on May 1, 1978, Mountain Valley Broadcasting Corporation, for the construction of a 200' FM radio tower and building for a residence and broadcast station.

PLANS/REPORTS/SUBMITTALS:

Plans, reports, letters and other submittal documents informing this Decision include, but are not limited to:

- Copy of Minor Impact application
- Charles Steckly Architecture, Site Plan & Exhibits, dated October 9, 2013
- World Tower Company, Inc., letter August 9, 2013, from Brent Walker, Vice President. – Fall Zone Requirement
- World Tower Company, Inc. - Structural design plans, stamped by Kirk R. Hall, Professional Engineer, dated October 10, 2013.
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This review and decision incorporates, but is not limited to, all the documentation submitted to the County and included within the Planning Office file relative to this application; including all exhibits, references and documents as included therein.

PLANNING COMMISSION MEETING DATES:

The Planning Commission held meetings on the subject project on the following dates:

- November 1, 2013 - Work Session
- December 6, 2013 - Public Hearing
- December 6, 2013- Work Session

SITE VISIT:

The Planning Commission determined that a site visit was not necessary, as all of the members were familiar with the tower and its location.

PUBLIC HEARING:

A public hearing was held on December 6, 2013. At that time Harv Rees, owner of KPKE radio, noted his concerns with the potential radio interference that could be caused to his adjacent tower by installation of the new tower.

REVIEW AGENCY COMMENTS:

A copy of the application was distributed to the following agencies: City of Gunnison, Colorado Division of Wildlife, Gunnison County Fire Protection District, Gunnison County Wildlife Conservation Coordinator and Gunnison County Public Works Department. Comments were received from the following agencies:

City Of Gunnison Planning and Zoning Commission:

Comments were received from Greg Larson, Chair, Planning and Zoning Commission, City of Gunnison, dated November 13, 2013; the City had no objection to the request.

Gunnison County Wildlife Conservation Coordinator:

Comments were received from Jim Cochran, in a letter dated October 29, 2013 in which he notes:

It is my finding that the proposed development on this parcel will not adversely impact Gunnison Sage-grouse.

To avoid and/or minimize the impacts to Gunnison Sage-grouse and their habitats on this parcel due to development the following conditions will be applied to all permits issued by Gunnison County:

- 1) *Per Section 11-106 G.3.d.1. of the Gunnison County Land Use Resolution, dogs and cats must be kept under appropriate control, by means which may include kenneling or other physically secure methods to ensure that negative effects to wildlife from pets do not occur. This includes construction workers' pets.*
- 2) *Per Section 11-106 G. e. of the Gunnison County Land Use Resolution, unless pre-empted by Federal or State law, all non-indigenous gallinaceous game-birds (including but not limited to pheasants, chukar, and quail), shall be imported only from a source certified by the State of Colorado to be disease free. Prior to importation of any species of gallinaceous game-birds to this parcel, the person proposing such action shall submit a list of species, with numbers proposed, and a disease certification, with a listing of diseases certified, from the source proposed. No importation (movement onto the property) of any wild birds, as defined above, shall occur without written approval by Gunnison County.*
- 3) *Disturbed areas shall be reseeded with an approved seed mix. CPW and/or NRCS are available to help identify an appropriate seed mix. A Gunnison County Reclamation Permit is required for any land-disturbing activities on this property. It may contain additional site-specific reclamation requirements.*
- 4) *Property owners must control or attempt to eradicate any noxious weeds that occur on the property. A list of noxious weeds may be found in the Colorado Noxious Weed list: <http://www.colorado.gov/cs/Satellite?c=Page&cid=1174084048733&pagename=Agriculture-Main/CDAGLayout>. The Gunnison County Weed District should be contacted (970-641-4393) for additional information and technical assistance.*

APPLICABLE STANDARDS OF THE GUNNISON COUNTY LAND USE RESOLUTION:

Divisions 9-100, 9-200, 9-300 and 9-400 are not applicable, as none of the standards addressed within those Divisions are proposed or affected by this application.

Section 9-505: Freestanding Wireless Telecommunication Structures.

B. General Standards.

1. Safety Setback.

The tower will be sited in the same location as that of the existing 200' tower, which existed on the site for the last 35 years. Guyed towers are not subject to the same fall radius as free standing non-guyed monopole towers. Documented design safety setback distances have been submitted with the application, showing the fall radius is well within the property lines.

2. Design.

The design of the tower is a steel triangular, lattice tower, with tensioned guyed wires attached to concrete anchors, similar to the design of the existing tower. The galvanized metal, through oxidation, will achieve a grayish patina which will blend to some degree with the background sky.

3. Height

The new 198' tower will replace the existing 200' tower. The applicant submitted elevation drawings in application.

4. Buffering.

A six foot fence, with latticed fabric, will be installed around the base of the tower and the perimeter of the equipment building, to provide buffering.

5. Exterior Lighting.

No security or other lighting is proposed. Any applicable safety lighting, pursuant to Federal Aviation Administration regulations, is exempt from the requirements of Section 13-114: *Exterior Lighting*, should the Federal Aviation Administration require such lighting.

6. Access Roads.

No new access roads are proposed; the site will be accessed from the existing driveway.

7. Design Safety.

The applicant submitted structural design plans, stamped by Kirk R. Hall, Professional Engineer, dated October 10, 2013. The applicant will install a navigational light on the new tower only if required by the Federal Aviation Administration.

8. Utilities Shall Be Located Underground.

Existing utilities will be replaced.

Section 10-102: *Locational Residential Development.*

Not applicable. No residences are proposed by the application.

Section 10-103: *Residential Density.*

Not applicable. No residences are proposed by the application.

Section 10-104: *Locational Standards for Commercial, Industrial and Other Non-Residential Development.*

The Primary Locational Standard applies, as the proposed project is located the City of Gunnison's municipal three-mile plan area. Comments were received from Greg Larson, Chair, Planning and Zoning Commission, City of Gunnison, dated November 13, 2013; the City had no objection to the request.

Section: 11-102: *Voluntary Best Management Practices.*

Voluntary; not mandated. The applicant is encouraged to utilize these practices during construction, as appropriate.

Section 11-103: *Development in Areas Subject to Flood Hazards.*

Not applicable. County maps indicate that the site is not located within an area subject to flood hazards.

Section 11-104: *Development in Areas Subject to Geologic Hazards.*

County maps indicate that the site is not located within an area subject to geologic hazards.

Section 11-105: *Development in Areas Subject to Wildfire Hazards.*

Not applicable. The site is in an area of low wildfire hazards. No comments were received from the Gunnison County Fire Protection District.

Section 11-106: *Protection of Wildlife Habitat Areas.*

The site is within Gunnison Sage-grouse habitat. The Gunnison County Wildlife Conservation Coordinator has submitted comments identifying no substantive impacts to Sage-grouse. Please refer to comments from Jim Cochran.

Section 11-107: *Protection of Water Quality.*

Not applicable. The site is not near a water body.

Section 11-108: *Development on Ridgelines.*

Not applicable. The site is not on a ridgeline.

Section 11-109: *Development That Affects Agricultural Lands.*

Not applicable. No agricultural lands are affected by the request.

Section 11-110: *Development of Land Beyond Snowplowed Access*

Not applicable. The site is not beyond snowplowed access.

Section 11-111: *Development on Inholdings in the National Wilderness*

Not applicable. The site is not within the National Wilderness.

Section 11-112: *Development on Property Above Timberline.*

Not applicable. The site is not located above timberline.

Section 12-103: *Road System.*

No new access roads are proposed; the site will be accessed from the existing driveway.

Section 12-104: *Public Trails.*

Not applicable. There are no public trails associated with this use.

Section 12-105: *Water Supply.*

Not applicable. No water is proposed nor required for the proposed use.

Section 12-106: *Sewage Disposal/Wastewater Treatment.*

Not applicable. No sewage disposal is required for this use.

Section 12-107: *Fire Protection.*

The property is located within the Gunnison Fire Protection District. No comments were received from the Fire District.

Section 13-103: *General Site Plan Standards And Lot Measurements.*

Not applicable.

Section 13-103: *General Site Plan Standards and Lot Measurements*

Not applicable. No building lots are proposed in this application.

Section 13-104: *Setbacks from Property Lines and Road Rights-of-Way.*

The proposed tower meets the property line setbacks.

Section 13-105: *Residential Building Sizes and Lot Coverages.*

Not applicable. No residences are proposed in this application.

Section 13-106: *Energy and Resource Conservation.*

Not applicable. No structures are proposed in this application that are subject to the standards of this Section.

Section 13-107: *Installation of Solid Fuel-Burning Devices*

Not applicable. No installation of solid fuel-burning devices is contemplated by the application.

Section 13-108: *Open Space and Recreation Areas*

Not applicable. No open space is required.

Section 13-109: *Signs.*

Not applicable. There are no signs proposed as part of the application.

Section 13-110: *Off-Road Parking and Loading.*

Not applicable. No off-road parking is required.

Section 13-111: *Landscaping and Buffering.*

A six foot fence, with latticed fabric, will be installed around the base of the tower and the perimeter of the equipment building, to provide buffering.

Section 13-112: *Snow storage.*

Not applicable. No snow storage is required.

Section 13-113: *Fencing*

A six foot fence, with latticed fabric, will be installed around the base of the tower and the perimeter of the equipment building, to provide buffering.

Section 13-114: *Exterior Lighting.*

No lighting is proposed, either on the tower itself or at the base. As noted, though applicable safety lighting pursuant to Federal Aviation Administration regulations is not required at this time, it would be exempt from the requirements of this Section, should the FAA require such lighting.

Section 13-115: *Reclamation And Noxious Weed Control.*

Not applicable. The area to be disturbed does not meet the minimum threshold for requiring a Reclamation Permit.

Section 13-116: *Grading and Erosion Control.*

The disturbance to the area for construction will be minimal.

Section 13-117: *Drainage, Construction and Post-Construction Stormwater Runoff.*

The disturbance to the area for construction will be minimal; no substantive changes to drainage patterns on the property are proposed.

Section 13-119: *Standards to Ensure Compatible Uses.*

The proposed use will not result in significant net adverse impact to adjacent lands and will be compatible with surrounding land uses, as the replacement tower is essentially the same height and design as the existing, permitted tower, which has been in the same location for the past 35 years.

FINDINGS:

The Commission finds that:

1. This permit is limited to activities described within the "Project Description" of this application, and as depicted on the site plan as submitted. Expansion or change of this use will require either an application for amendment of this permit, or submittal of an application for a new permit, in compliance with applicable requirements of the *Gunnison County Land Use Resolution*.
2. *This application is classified as a Minor Impact Project pursuant to Section 6-102: N. Freestanding Wireless Telecommunication Structures of the Gunnison County Land Use Resolution and Section 9-505: Freestanding Wireless Telecommunication Structures.*
3. The replacement tower complies with the standards found in Section 9-505: Freestanding Wireless Telecommunication Structures. B. General Standards.
4. The site is within Gunnison Sage-grouse habitat. The Gunnison County Wildlife Conservation Coordinator has submitted comments indicating that there are no substantive impacts to Gunnison Sage-grouse, but recommends several conditions to avoid or mitigate any potential impacts to Gunnison Sage-grouse.
5. This permit is limited to activities described within the "Project Description" of this application, and as depicted on the site plan as submitted. Expansion or change of this use will require either an application for amendment of this permit, or submittal of an application for a new permit, in compliance with applicable requirements of the *Gunnison County Land Use Resolution*.
6. This review and decision incorporates, but is not limited to, all the documentation submitted to the County and included within the Planning Office file relative to this application; including all exhibits, references and documents as included therein.

DECISION:

The Gunnison County Planning Commission, having reviewed all the documentation submitted to the County and included within the Planning Office file relative to this application, including all exhibits, references and documents as included therein,

and including provision of a public hearing, and having reached the above cited Findings, hereby determines that LUC #2013-23, Pilgrim Communications, is classified as a Minor Impact Project, is approved with the following conditions, and that such approval be memorialized by recordation of a Certificate of Minor Impact with the Gunnison County Clerk and Recorder:

1. This permit is limited to activities described within the "Project Description" of this application, and as depicted on the site plan submitted as part of this application. Expansion or change of this use will require either an application for amendment of this permit, or submittal of an application for a new permit, in compliance with applicable requirements of the *Gunnison County Land Use Resolution*.
2. The applicant shall comply with the conditions identified in the letter from Jim Cochran, County Wildlife Conservation Coordinator, dated October 29, 2013.
3. This permit may be revoked or suspended if Gunnison County determines that any material fact set forth herein or represented by the applicant was false or misleading, or that the applicant failed to disclose facts necessary to make any such fact not misleading.
4. The removal or material alteration of any physical feature of the property (geological, topographical or vegetative) relied on herein to mitigate a possible conflict shall require a new or amended land use change permit.
5. Approval is based upon the facts presented and implies no approval of similar use in the same or different location and/or with different impacts on the environment and community. Any such future application shall be reviewed and evaluated, subject to its compliance with current regulations, and its impact to the County.

Gunnison/Crested Butte Industrial Special Area: The Gunnison County Planning Commission conducted a work session. They reviewed the proposed Special Area to designate geographic areas in which land development and land use is identified as being appropriate for industrial uses; on lands generally located adjacent to the Signal Peak Industrial Park, east of Gunnison and the Riverland Industrial Park, south of Crested Butte.

With a quorum present Chairman Kent Fulton opened the work session.

Starkebaum described the project. Venard asked if this is part of the LUR. Starkebaum explained this is a stand-alone document but this process will require a land use change permit.

Forrest described the intent of the BOCC was to designate appropriate areas for industrial use. Venard asked if the process will be faster or easier for an applicant. Starkebaum responded the locational standards are the crux of the issue.

Wilcox explained he believed the designation originated from trying to create areas for new or existing businesses to locate with more certainty.

Rubingh asked if staff looked at other areas near Kebler or Marble. Starkebaum responded staff did review other areas, and during conversations with the BOCC it was determined to identify areas close to existing population centers and existing compatible and similar uses.

Cattles asked why the United gravel pit near Riverland is not included in the designation. Starkebaum responded he does not believe there is any additional contemplated use for that area and there are existing conservation easements also on the parcel. John Rozman said that the conservation easements restrict the use of that parcel and no additional industrial uses are allowed there.

Eskew asked if this impacts a mine proposal near Crested Butte. Starkebaum responded noting this is a specific designation and does not affect other areas related to mining. Eskew asked about putting another layer of review requirement for mining; Forrest responded it might be something to consider at a future meeting.

Forrest said to be clear we still have a Land Use Change process, this is making the locational standards a simpler discussion. Rubingh asked how we interpret some of the guidelines with regard to locational standards. Starkebaum said the guidelines are to highlight areas to take a close look at, Rubingh asked for a more specific example.

Ted Colvin asked where the proposal came from, who picked the areas and he stated that the location of the present industrial park (Riverland) is one of the biggest eyesores. Colvin said this is horrid. Colvin said creating an industrial park

adjacent to his parcel is not what he wants. Colvin said creating industrial parks along the main corridors and the river is not a good idea. He said we should be concentrating on improving the appearance of Riverland. He said the southern end of the Riverland designation site may be able to be screened from the highway. He said his parcel to the north could be a buffer to the existing use.

Eskew said there should have been a process to review the inclusion of the parcels in the proposed designation. Forrest said Tomichi Pit was a good opportunity to look at mitigation in a variety of ways and visual mitigation is part of this process. Wilcox said making industrial uses invisible from the highway can work well. He said expanding existing industrial use areas which are not particularly attractive to visitors is not a good idea because "We're shooting ourselves in the foot." He said if the main income to the county is tourism, expanding existing industrial sites along the highway is bad practice.

Rozman explained what he's done to reclaim the site to mitigate impacts to Colvin's property.

Starkebaum said staff considered the issues Wilcox raised and there were many parameters directing the discussion. Starkebaum said a follow up work session will be scheduled in January.

Scarp Ridge LLC, LUC #13-00005: The Gunnison County Planning Commission conducted a work session. They reviewed the draft sketch plan recommendation to Board of County Commissioners on the Sketch Plan application. The applicant is requesting approval for a master plan for the Scarp Ridge LLC (aka Irwin) property to include use of the existing lodge for weddings and events and as a conference center; six new single-family residences on adjoining mining claims; one storage structure, one elevated overlook structure, two alpine huts; expansion of the existing maintenance barn; the addition of a roof deck to the existing parking barn; outdoor pavilion that would seat approximately 170 people; new mountain bike trails; zip-line; kids' village to include playground equipment; reroute of the existing Scarp Ridge trail. The proposed structures and facilities will comprise a year-round commercial resort.

The property is located 12 miles west of the Town of Crested Butte, accessed from Kebler Pass Road (CR 12), Lake Irwin Campground Road (FSR 826), Green Lake Road (FSR 826.1E) and Irwin Lodge Road (FSR 826.1C). The parcel is legally described as the following 19 lode mining claims, all in the Ruby Mining District: Aumego, U.S. Survey No. 2703; Capitol U.S. Survey No. 3466; Clara U.S. Survey No. 2801; Fourth of July U.S. Survey No. 3467; Zumo U.S. Survey No. 2702; Crystal, U.S. Survey No. 1156; Diquita, U.S. Survey No. 2786; Double Dyke U.S. Survey No. 5511; Lead Chief U.S. Survey No. 2731; Legal U.S. Survey No. 4149; Silver Hill U.S. Survey No. 2813; Justice U.S. Survey No. 2867; Pickwick, U.S. Survey No. 2814; Tacoma U.S. Survey No. 2701; Lottie S U.S. Survey No. 5322; US Treasury, U.S. Survey No. 5322; Lower Chloride, U.S. Survey No. 17240A; Little Minnie, U.S. Survey No. 4421; Staten Island, U.S. Survey No. 3716.

With a quorum present Chairman Kent Fulton opened the work session.

Pleasantries were exchanged by Chairman Fulton and the applicants.

The Commission reviewed the draft recommendation.

It was suggested the comments received from applicants attorney David Leinsdorf, the staff draft recommendation, and comments expressed by all parties at the work session be reconciled and the revised recommendation be sent out for review at a future meeting.

The revised recommendation will be taken up by the Commission on January 17, 2014.

Fulton adjourned the meeting at 11:45 a.m.

/S/ Cathie Pagano
Neal Starkebaum
Gunnison County Community Development Department